



**Zoning & Platting Commission  
December 18, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

## **AGENDA**

Betty Baker – Chair  
Cynthia Banks – Assist. Secretary  
Sean Compton  
Rahm McDaniel

Jason Meeker  
Gabriel Rojas  
Patricia Seeger – Vice-Chair

### **EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

### **A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### **B. APPROVAL OF MINUTES**

1. Approval of minutes from December 4, 2012.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2012-0092 - Slaughter Crossing**  
Location: 8801-1/2 South Congress Avenue, Onion Creek Watershed  
Owner/Applicant: AggieGo Austin, Ltd. (Paul J. Clarke)  
Agent: RPS Espey (Dale W. Gray)  
Request: DR; SF-2; CS-CO to CS  
Staff Rec.: **Recommendation of CS-CO with conditions**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 2. Zoning:** **C14-2012-0093 - Legends Way**  
Location: 10925 Bradshaw Road, Rinard Creek and Onion Creek Watersheds  
Owner/Applicant: First Continental Investment Co. (Joe DiQuinzio)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: I-RR to SF-2  
Staff Rec.: **Recommended with conditions**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 3. Zoning:** **C14-2012-0143 - 7303 Burleson Road Zoning**  
Location: 7303 Burleson Road, Onion Creek Watershed  
Owner/Applicant: Chall Ltd. (Len Layne)  
Agent: Thrower Design (Ron Thrower)  
Request: I-RR to LI  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 4. Rezoning:** **C14-2012-0129 - Public Storage**  
Location: 13685 North U.S. Highway 183, Lake Creek Watershed  
Owner/Applicant: Laurmic (Michael T. Pokorny)  
Agent: Jackson, Walker, L.L.P. (Katherine P. Loayza)  
Request: GR-CO to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

5. **Site Plan - Hill Country Roadway:** **SPC-2012-0207C - Four Points Center PUD Apartments**  
Location: 11220 FM 2222, Bull Creek Watershed  
Owner/Applicant: Thomas Properties Group (Tom Paradise)  
Agent: Big Red Dog (Bradley Lingvai)  
Request: Approval of a Hill Country Roadway site plan to construct apartments with associated development.  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department
6. **Site Plan – Conditional Use Permit:** **SPC-2012-0239C - Bridgewood Onion Creek**  
Location: 11300 Farrah Lane, Onion Creek Watershed  
Owner/Applicant: Bridgewood Property Company  
Agent: Jones & Carter, Inc. (Shawn Graham)  
Request: Approval of a Conditional Use Permit to construct a congregate living facility & retirement housing (large site) with associated improvements.  
Staff Rec.: **Recommended**  
Staff: Michelle Casillas, 974-2024, [michelle.casillas@austintexas.gov](mailto:michelle.casillas@austintexas.gov);  
Planning & Development Review Department
7. **Final Plat Resubdivision:** **C8J-2011-0148.0A - Partition of the Ida Mae Burch Estate Resubdivision of a Portion of Lot 5-B**  
Location: 4002 and 4004 Burch Drive, Dry Creek East Watershed  
Owner/Applicant: Steve Newcomb and Isidro Garcia, Jr.  
Agent: Genesis 1 Engineering, Co. (G. Gonzalez)  
Request: Approval of the Partition of the Ida Mae Burch Estate Resubdivision of a Portion of Lot 5-B, composed of two lots on 2.998 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 854-7563, [michael.hettenhausen@co.travis.tx.us](mailto:michael.hettenhausen@co.travis.tx.us);  
Travis County/City of Austin Single Office

8. **Final Plat Resubdivision-Final Without Preliminary Plan:** **C8J-2012-0040.0A - Resubdivison of Lot 65, East Travis Hills**  
Location: 8001 Hayride Road, Dry Creek East and Maha Creek Watersheds  
Owner/Applicant: Ado Chanthaviaxy  
Agent: IT Gonzalez (Joe Farias)  
Request: Request to resubdivide Lot 65, East Travis Hills Subdivison composed of 5.1 acres into 3 lots.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us); Travis County/City of Austin Single Office
9. **Final Plat w/Preliminary:** **C8J-2008-0056.4A - Pearson Place Section Two**  
Location: 13115 Avery Ranch Boulevard, South Brushy Creek Watershed  
Owner/Applicant: Pearson Place at Avery Ranch Blvd. (Gary L. Newman)  
Agent: CSF Civil Group (Christine Potts)  
Request: Approval of the Pearson Place Section Two composed of 83 lots on 20.765 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, [David.wahlgren@austintexas.gov](mailto:David.wahlgren@austintexas.gov); Planning & Development Review Department
10. **Final Plat:** **C8-2011-0106.2A - Stirling Bridge Section Five**  
Location: Harris Branch Parkway, Harris Branch and Decker Creek Watersheds  
Owner/Applicant: Centex Homes (Stephen Ashlock)  
Agent: CSF Civil Group, LLC (Rancy Nixon)  
Request: Approval of the Stirling Bridge Section Five Final Plat composed of 55 lots on 11.881 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, [David.wahlgren@austintexas.gov](mailto:David.wahlgren@austintexas.gov); Planning & Development Review Department
11. **Final Plat:** **C8-2011-0106.3A - Stirling Bridge Section Six**  
Location: Harris Branch Parkway, Harris Branch and Decker Creek Watersheds  
Owner/Applicant: Centex Homes (Stephen Ashlock)  
Agent: CSF Civil Group, LLC (Rancy Nixon)  
Request: Approval of the Stirling Bridge Section Six Final Plat composed of 50 lots on 12.15 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, [David.wahlgren@austintexas.gov](mailto:David.wahlgren@austintexas.gov); Planning & Development Review Department

Facilitator: Don Perryman 974-2786

City Attorney: Leela Fireside, 974-2163; Jacquie Cullom, 974-2918

- 12. Preliminary Plan Extension:** **C8J-06-0141(XT2) - Ridgeview Preliminary Plan**  
Location: South View Road, Slaughter Creek and Williamson Creek Watersheds  
Owner/Applicant: Ashton Austin Residential, LLC (Keith Pearson)  
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)  
Request: Approval of the Ridgeview Preliminary Plan composed of 201 lots on 93.10 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning & Development Review Department
- 13. Final Plat w/out a Preliminary; Previously Unplatted:** **C8-2012-0178.0A - Ellis Oaks**  
Location: 7208 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Tom Ellis  
Agent: Jim Bennett Consulting (Hector Avila)  
Request: Approval of the Ellis Oaks composed of 2 lots on 3.212 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning & Development Review Department
- 14. Final Plat with a Preliminary Plan:** **C8J-2012-0049.1A - Pioneer Hill Section 1**  
Location: Dessau Road, Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)  
Agent: Continental Homes of Texas, LP (Kevin Pape) & Randall Jones & Assoc. Engineering, Inc. (Keith Collins)  
Request: Approval of the Pioneer Hill Section 1 composed of 89 lots on 22.93 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning & Development Review Department
- 15. Final Plat w/Preliminary:** **C8J-2010-0036.3A - Raceway Single Family Subdivision Section Three**  
Location: 4505-1/2 Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: Steve Ashlock  
Agent: CSF Civil Group, LLC (Christine Potts)  
Request: Approval of the Raceway Single Family Subdivision Section Three composed of 65 lots on 16.25 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning & Development Review Department

- 16. Final Plat/Amended Plat:** **C8J-2012-0181.0A - Carriage Crossing Section 2 Block A Lots 2 & 3; Amended Plat**  
Location: 220 River Hills Road, Lake Austin Watershed  
Owner/Applicant: April Camille Tucker; Mar Leach  
Agent: Holt Planners (David Holt)  
Request: Approval of the Carriage Crossing Section 2 Block A Lots 2 & 3; Amended Plat composed of 1 lot on 10.16 acres  
Staff Rec.: **Disapproval**  
Staff: Planning & Development Review Department
- 17. Preliminary Plan:** **C8-2012-0179 - Knox Preserve**  
Location: 7304 Knox Lane, Shoal Creek Watershed  
Owner/Applicant: Margaret Knox  
Agent: Texas Engineering Solutions (Connor J. Overby)  
Request: Approval of the Knox Preserve composed of 16 lots on 5.828 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning & Development Review Department

#### **D. NEW BUSINESS**

#### **E. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.